



**Connells**

Reforne  
Portland



### Property Description

The ground floor accommodation comprises a sizeable lounge boasting a feature fireplace, open staircase and ample space for dining table and chairs. The kitchen offers a range of wall and base level units with plenty of space for appliances. Completing the ground floor accommodation is a utility/shower room comprising a shower unit, wall mounted boiler and access to the rear garden.

The first floor accommodation comprises bedroom one and family bathroom, both of generous proportions.

Stairs then ascend to the second floor, where a further two spacious bedrooms can be found.

Externally, the property benefits from a large Southerly facing aspect, offering a pleasant place to sit out in, especially during the warmer months.

The property is situated on Reforne, just a short stroll from Easton Square. Easton Square has a range of pleasant cafes, shops and benefits from a regular bus link to the seaside town of Weymouth.

### Entrance

Glazed upvc door into: -

### Lounge

9' 4" x 17' max (2.84m x 5.18m max)

Front aspect double glazed window. Carpeted. Power points. Wall mounted radiator. Thermostat. Stairs rise to the first floor. Door leading into: -

### Kitchen

9' 4" max x 8' 1" (2.84m max x 2.46m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer unit. Four ring gas hobs with fitted cooker. Space for undercounter fridge. Space for undercounter freezer. Space and plumbing for a washing machine. Tiling. Power points. Coving. Rear aspect double glazed window. Opening into: -

### Utility/ Shower Room

4' 4" x 6' 9" max (1.32m x 2.06m max)

Shower unit. Wall mounted radiator. Wall mounted boiler. Side aspect double glazed window. Side aspect glazed upvc door providing access to the garden.

### First Floor

### Landing

Carpeted. Door leading into: -



### **Bedroom One**

9' 4" x 17' 4" (2.84m x 5.28m)

Front aspect double glazed window. Carpeted. Skirt boarding. Fitted double wardrobes. Power points. Wall mounted radiator.

### **Bathroom**

Suite comprising panelled bath, low level Wc and wash hand basin. Tiling. Rear aspect double glazed window. Wall mounted radiator.

## **Second Floor**

### **Landing**

### **Bedroom Two**

9' 4" max x 8' 2" max (2.84m max x 2.49m max)

Front aspect double glazed window. Carpeted. Skirt boarding. Power points. Wall mounted radiator.

### **Bedroom Three**

6' 1" x 10' 5" (1.85m x 3.17m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Power points. Wall mounted radiator. Eaves storage. Loft access.

## **Outside**

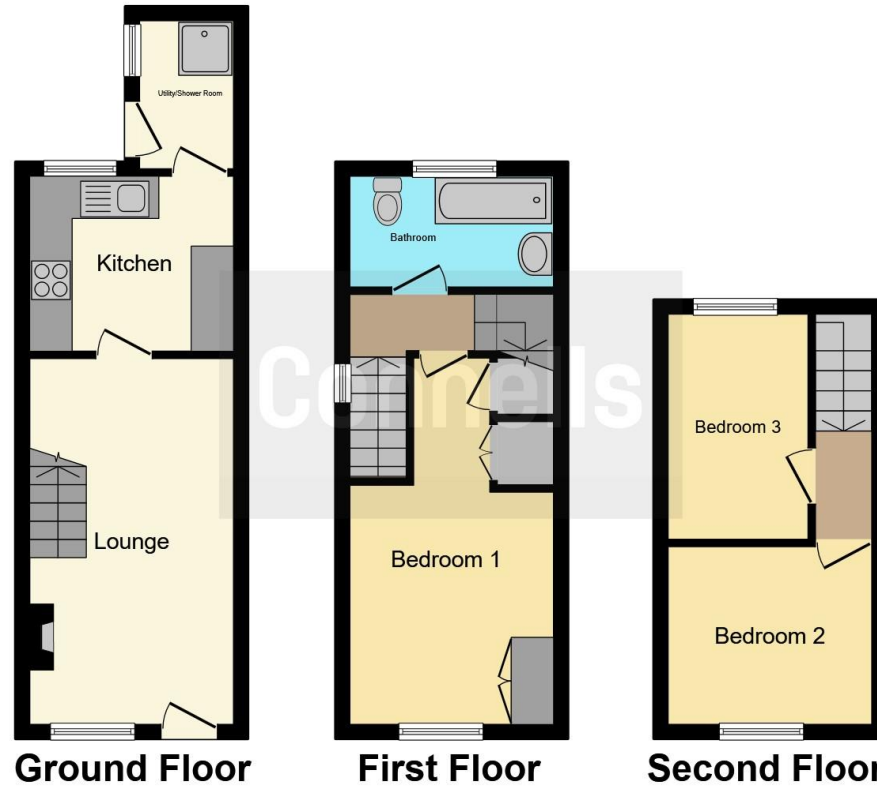
### **Southerly Rear Garden**

Externally, the property benefits from a large Southerly facing aspect, offering a pleasant place to sit out in, especially during the warmer months.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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84 St. Thomas Street  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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